

Study Area 11

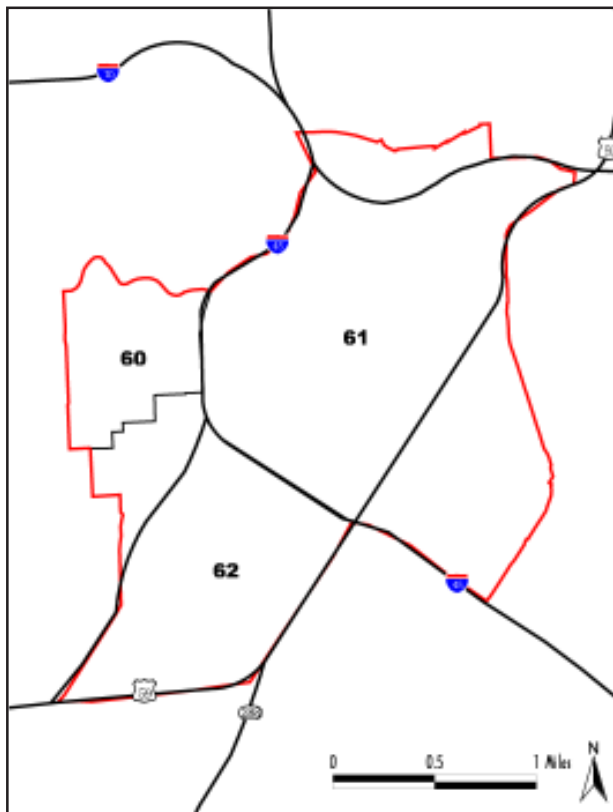
Super Neighborhoods:

60- Fourth Ward
61- Downtown
62- Midtown

Characteristics

- Total Population: 19,498
- Largest population change (48.5%) from 1990 to 2000
- Population Density: 6.9 persons per acre
- Persons Per Household: 1.82
- Total Area: 2,827 acres (4.42 sq miles)
- Houston City Council Districts: D, H & I
- Houston Independent School District
- 5 Police Beats (including bordering beats)
- 2.3% (average) of properties in long-term tax liens (homesteads not included)

Super Neighborhoods in Study Area



Location within City



Study Area 11 Super Neighborhood Descriptions

Fourth Ward has been a community in transition for an extended period of time. The heart of this community was Freedman's Town, a settlement of freed slaves on the western edge of the post-Civil War city. Fourth Ward was a major commercial and cultural center for Houston's widely scattered African American community. After the construction of Interstate 45 cut off the eastern edge of the community, that portion was redeveloped as the Allen Center office, hotel, and retail center. Since then, absentee property owners have anticipated redevelopment of the remaining area. The Allen Parkway Village public housing project was built in the area during the 1940s, and its recent redevelopment has helped spur redevelopment of the remaining area. A major portion of the Fourth Ward has been included within a newly created tax increment reinvestment zone.

Downtown is the birthplace of Houston. The construction of a ring of freeways in the 1960s and 1970s created the modern boundaries of downtown. The area extends into a transitional warehouse and light industrial area to the southeast, a part of which was included in the Third Ward before the Gulf Freeway was built in the 1950s. This area includes Houston's first Chinatown. Downtown was once the city's retail hub, but suburban development in the 1970s and 1980s reduced its importance, even as millions of square feet of new office space added tens of thousands of new workers. Loft conversions in older, often vacant office/commercial buildings are adding a new and welcome residential element to downtown.

Midtown was a fashionable residential district before World War I. However, encroaching commercial development and heavy traffic sent high-income homeowners in search of quieter neighborhoods, thereby leaving the area a mix of old homes, small apartment buildings and low-rise commercial buildings. For many years, the only stability in the community was a number of surviving churches and the Houston Community College campus in the old San Jacinto High School building. More recently, a Vietnamese business district has arisen along Milam, Webster, Fannin and San Jacinto. Spurred by the Midtown TIRZ, luxury apartment/townhome construction has begun in the western edge of the community and in areas close to Baldwin Park.

Study Area 11 Overview

- **Study Area 11's population has changed significantly since 1990.**
In contrast to the previous decade's low growth (1%), the population grew by 48%. New residents tend to be primarily White, Asian, or Hispanic. The Black population declined slightly with Whites making up the largest share of the increase.
- **Study Area 11's development patterns have exhibited a great deal of change since 1990.**
This Study Area has witnessed unprecedented development activity, especially in terms of new multi-family residential. Permits for more than 3,100 units were issued between 1992 and 2000. New development is also changing the area outside the Central Business District from one of low-density single-family homes to a more mixed-use, high-density area.
- **Current trends towards urban, mixed-use development patterns will continue.**
Considering its central location, this Study Area has a great deal of vacant land (453 acres). In all likelihood both new development and redevelopment will continue thanks to the efforts and activities of the Tax Increment Reinvestment Zone (TIRZ), the Downtown Management District and Central Houston. The Houston Main Street Corridor Revitalization Project and the Light Rail Transit (coming on-line in early 2004) both run through the middle of Study Area 11 as it extends from north of Downtown south to Loop 610 South. This access to transit will make urban, mixed-use development patterns especially attractive and viable.
- **Study Area 11's population is increasingly divided along economic lines.**
 - ✓ *A substantial population with low educational attainment and low income remains in the area.*
 - ✓ *In the 1990s, incoming population had high levels of education and income. This new population is also of working age and consists of smaller households. It has probably been attracted to the area by its proximity to downtown.*

Study Area 11 Demographics

Population by Super Neighborhood

- Midtown and especially Downtown both saw substantial population increases.
- Fourth Ward saw a small decline in populaion.

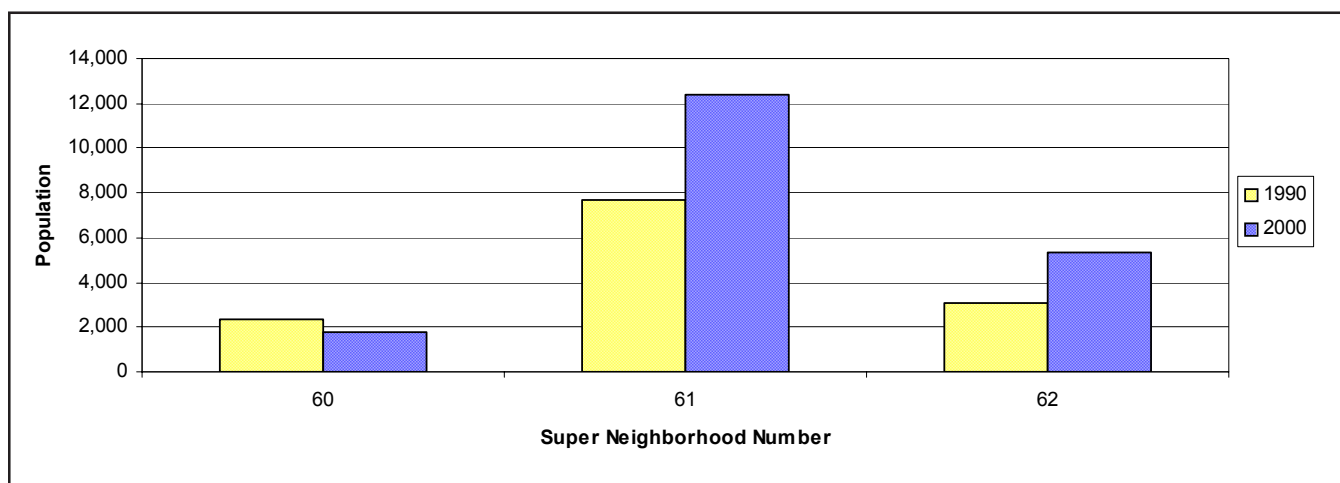
Table 5.11.0.
Population Change by Super Neighborhood (SN)

Source: US Census Bureau

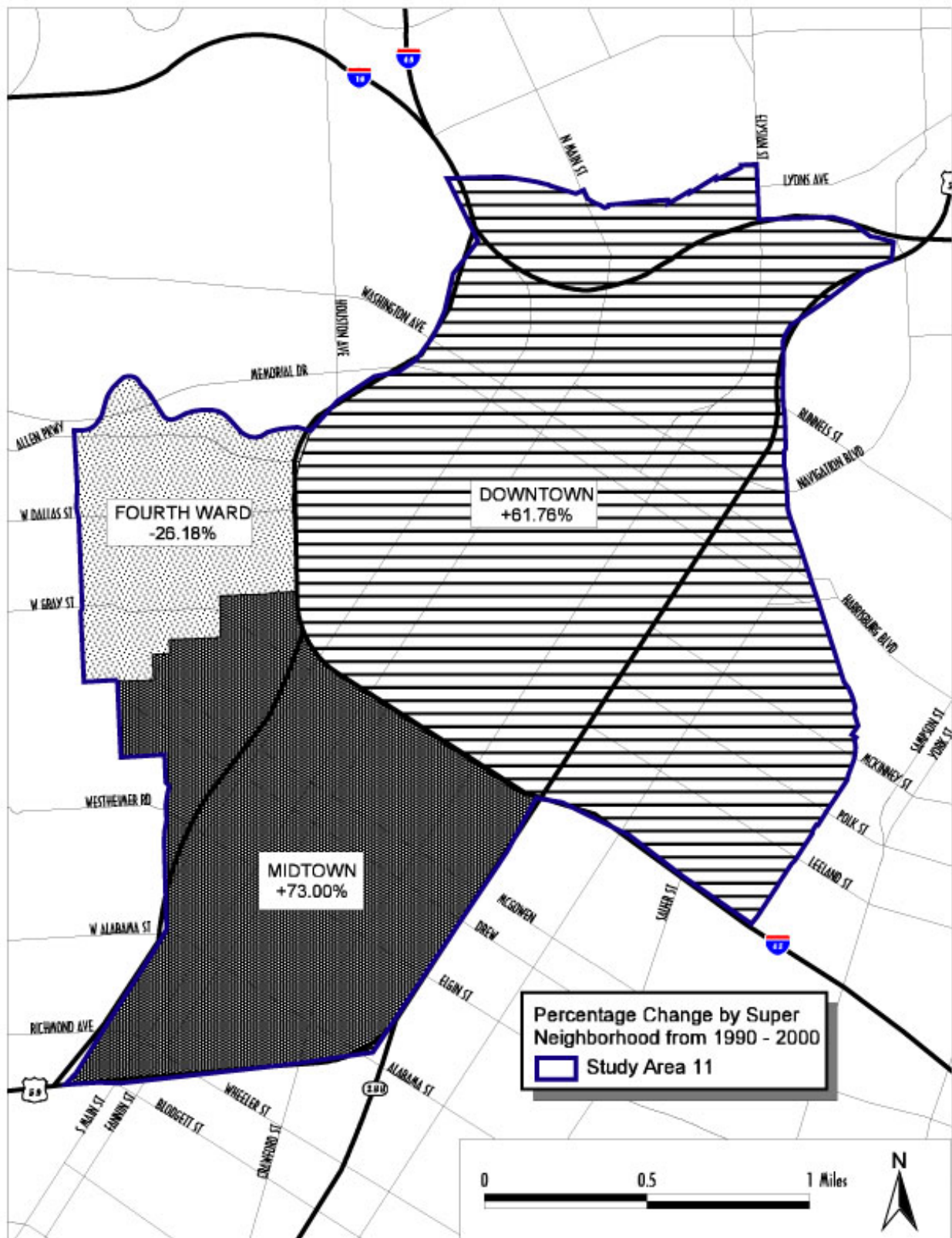
Super Neighborhood Name	SN#	1990	2000	# change	% change
Fourth Ward	60	2,357	1,740	-617	-26.2%
Downtown	61	7,670	12,407	4,737	61.8%
Midtown	62	3,070	5,311	2,241	73.0%
TOTAL		13,099	19,458	6,359	48.5%

Figure 5.11.0.
Study Area 11 Population Change

Source: US Census Bureau



Study Area 11



Map 5.11.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000






Study Area 11 Demographics






Race and Ethnicity

- Explosive growth
- White populations increased, contrary to City-wide trend
- Black population no longer the largest ethnic group in Study Area 11

Table 5.11.1.
Population by Race/Ethnicity

Source: US Census Bureau

		Study Area 11		
		1990	2000	% change
White		3,204	6,781	111.6%
Black		6,074	6,670	9.8%
Hispanic		3,538	5,295	49.7%
Asian		230	535	132.6%
Other		53	177	234.0%
TOTAL		13,099	19,458	48.5%

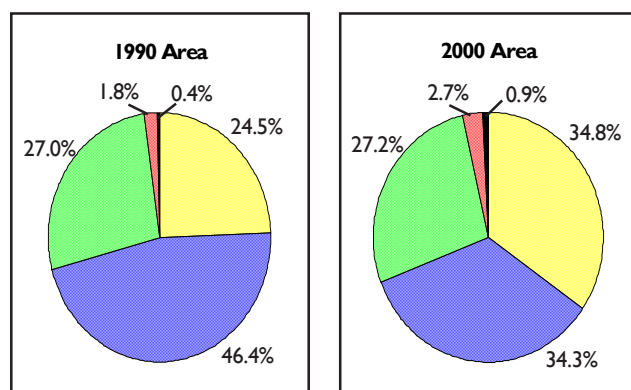
		City of Houston		
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
TOTAL		1,705,284	1,953,631	14.6%

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.11.1.
Population by Race/Ethnicity

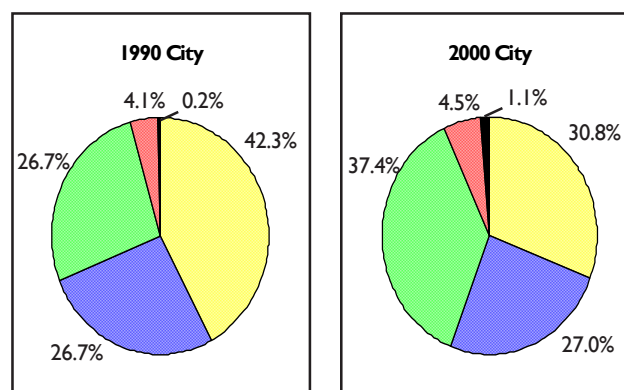
Source: US Census Bureau

Study Area 11--percent of total



Legend as shown above in Table 5.11.1

City of Houston--percent of total



Legend as shown above in Table 5.11.1





Study Area 11 Demographics

Gender and Age

- Highest proportion of working age population; other age groups decreasing
- Male population is significantly higher than Female
- Percentage of persons under 18 is less than one-third that in the City as a whole

Table 5.11.2.
Population by Gender and Age

Source: US Census Bureau

		1990	2000	% change
Age 0-4		464	534	15.2%
Age 5-17		1,143	1,293	13.2%
Age 18-64		10,670	16,873	58.1%
Age 65+		823	758	-7.9%
MALE		8,973	14,289	59.2%
FEMALE		4,126	5,169	25.3%
TOTAL		13,099	19,458	48.5%





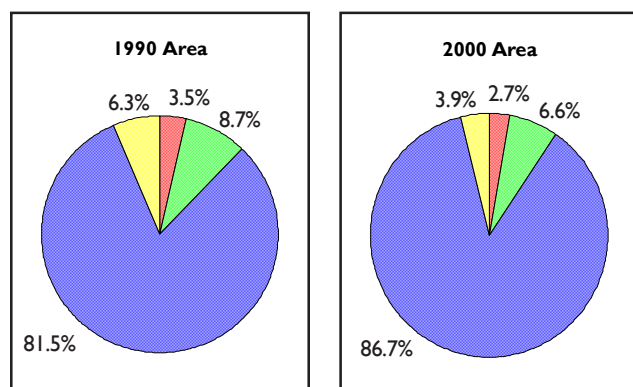
		1990	2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

Figure 5.11.2.
Population by Gender and Age

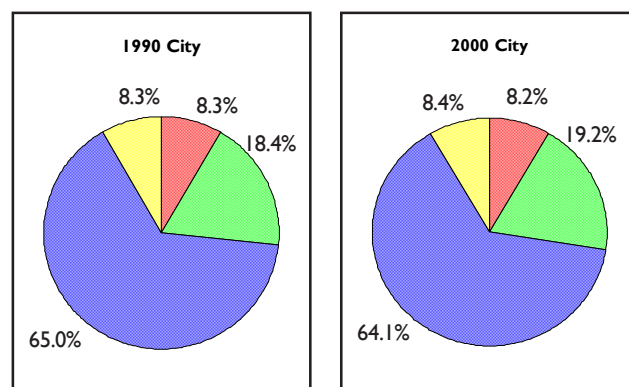
Source: US Census Bureau

Study Area 11--percent of total



Legend as shown above in Table 5.11.2

City of Houston--percent of total



Legend as shown above in Table 5.11.2

Study Area 11 Demographics

Educational Attainment

- Educational attainment is improving in the area
- The combined percentage of college and graduate degree holders increased substantially

Table 5.11.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

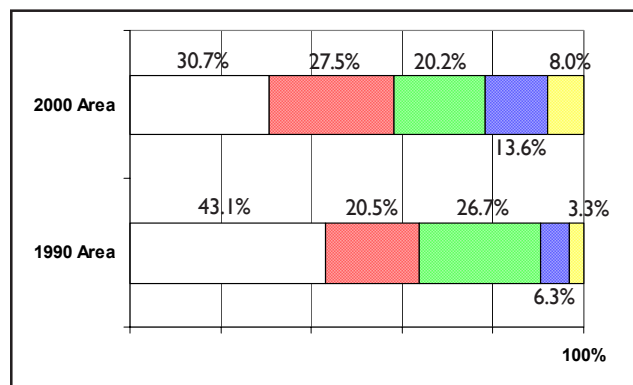
Study Area 11				
	1990	2000	% change	
No Diploma	3,834	4,231	10.4%	
High School	1,826	3,794	107.7%	
Some College	2,376	2,788	17.3%	
Bachelor's	560	1,881	235.6%	
Grad/Prof.	292	1,109	279.8%	
TOTAL	8,889	13,803	55.3%	

City of Houston				
	1990	2000	% change	
No Diploma	263,458	355,445	34.9%	
High School	224,181	245,299	9.4%	
Some College	265,983	228,985	-13.9%	
Bachelor's	191,128	255,173	33.5%	
Grad/Prof.	92,288	116,252	26.0%	
TOTAL	1,037,037	1,201,154	15.8%	

Figure 5.11.3.
Population 25 and Over by Educational Attainment

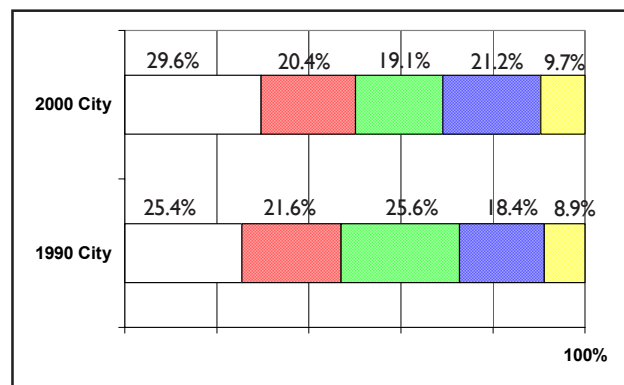
Source: US Census Bureau

Study Area 11--percent of total



Legend as shown above in Table 5.11.3

City of Houston--percent of total



Legend as shown above in Table 5.11.3

Study Area 11 Demographics

Housing and Households

- Higher than average renter population
- 28% increase in new housing units

2000 Total Units	5,528
Single-family	2,662
Multi-family	2,866
Other	0

Table 5.11.4. Household Characteristics




Source: US Census Bureau

	Study Area 11		
	1990	2000	% change
HOUSEHOLDS	3,153	4,301	36.4%
persons per HH	2.30	1.82	-21.0%

	City of Houston		
	1990	2000	% change
HOUSEHOLDS	638,705	717,945	12.4%
persons per HH	2.60	2.67	2.7%

Table 5.11.5.: Housing Units by Tenure

Source: US Census Bureau

	Study Area 11		
	1990	2000	% change
Occupied	3,153	4,301	36.4%
Owner 	568	619	9.0%
Renter 	2,585	3,682	42.4%
Vacant 	1,166	1,227	5.2%
TOTAL UNITS	4,319	5,528	28.0%




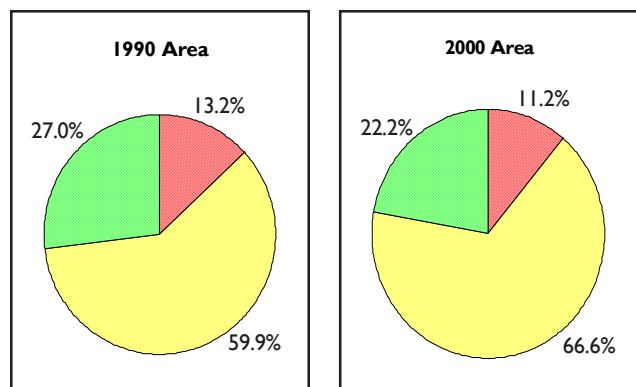
	City of Houston		
	1990	2000	% change
Occupied	638,705	717,945	12.4%
Owner 	293,355	328,741	12.1%
Renter 	345,350	389,204	12.7%
Vacant 	112,928	64,064	-43.3%
TOTAL UNITS	751,633	782,009	4.0%

Figure 5.11.4. Housing Units by Tenure

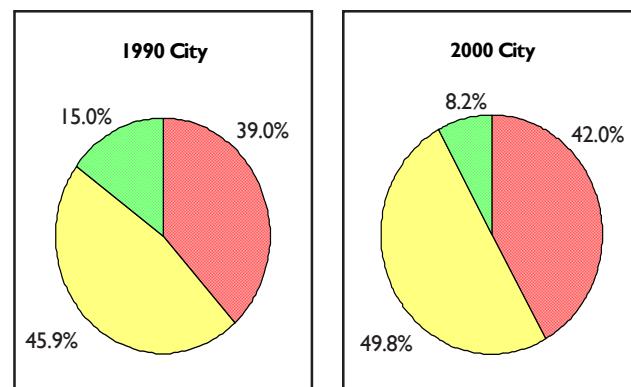
Source: US Census Bureau

Study Area 11--percent of total

City of Houston--percent of total



Legend as shown above in Table 5.11.5



Legend as shown above in Table 5.11.5

Study Area 11 Demographics

Household Income

- Above-average median income (\$38,494)
- Fourth-highest percentage of households with income under \$15,000
- Large growth in number of households
- Income growth much greater than City average
- High unemployment

Table 5.11.6.
Households by Household Income

Source: US Census Bureau

Study Area 11				
	1990	2000	% change	
< \$15K	1,252	1,069	-14.6%	
\$15K—\$25K	451	569	26.2%	
\$25K—\$35K	317	385	21.3%	
\$35K—\$50K	298	674	126.0%	
\$50K—\$75K	125	650	418.7%	
>\$75K	85	990	1,062.2%	
TOTAL	2,529	4,338	71.5%	

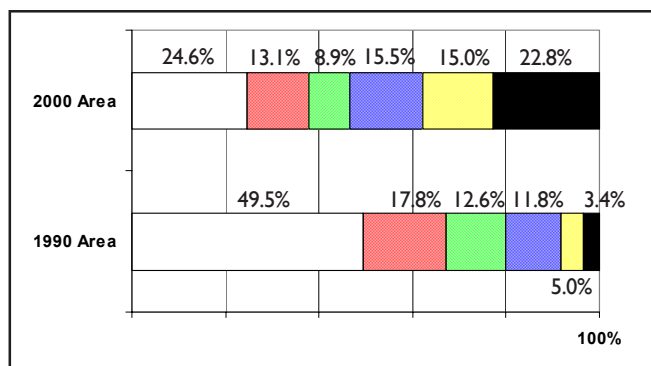
City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
TOTAL	649,442	718,897	10.7%	

Note: The total number of households shown in this table is based on sample data.

Table 5.11.5.
Households by Household Income

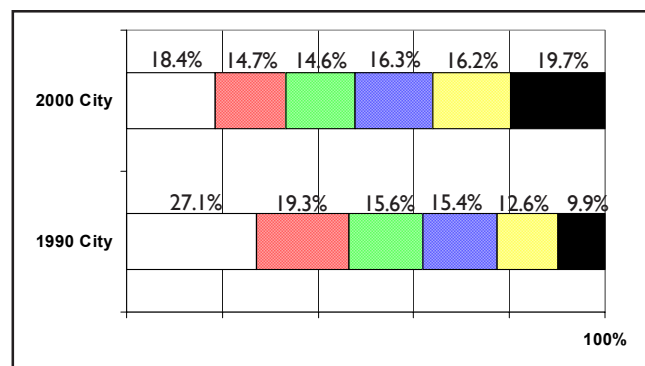
Source: US Census Bureau

Study Area 11--percent of total



Legend as shown above in Table 5.11.6

City of Houston--percent of total



Legend as shown above in Table 5.11.6

Study Area 11 Land Use Patterns

- Smallest most urban Study Area, covering 2,867 acres.
- Includes Downtown and Midtown Houston.

Study Area 11 is the smallest most urban Study Area, covering 2,827 acres. This area includes Downtown and Midtown Houston.

Single-family uses cover 3.1% of the total land and are concentrated to the west of Downtown, between West Dallas St. and Westheimer Rd., and to the south between Elgin St. and US 59. Many single-family units were demolished during the 1990s in these areas.

Multi-family residential uses experienced 43.6% growth. Between 1990 and 2000, about 2,200 multi-family units were built in Midtown, mainly along Louisiana St. and in the West Grey St. area. This development was fairly dense as the total multi-family acreage remained fairly small.

Commercial and office uses comprise 15% of the total land, having decreased about 10 acres since 1990. Commercial land uses are concentrated mainly in Downtown and Midtown, and office uses are overwhelmingly located in Downtown. During the 1990's

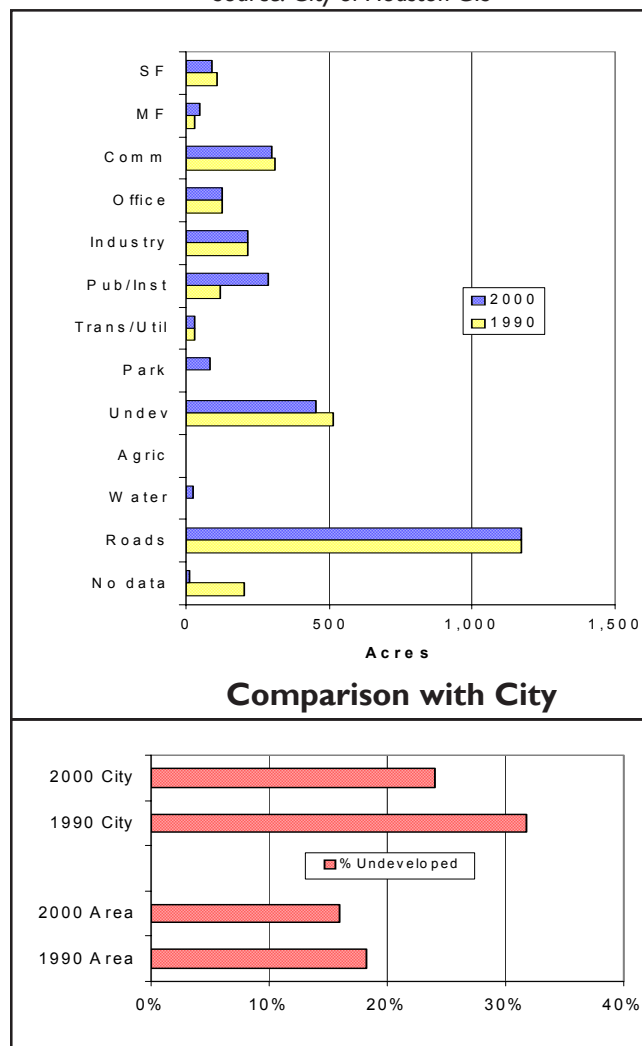
Table 5.11.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 11			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	106.9	88.4	-17.4%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	31.8	45.7	43.6%	12,256.3	14,648.2	19.5%
Commercial (Com)	308.0	296.8	-3.6%	12,281.1	15,386.2	25.3%
Office	126.4	127.5	0.8%	4,031.2	4,811.9	19.4%
Industrial	218.1	212.9	-2.4%	21,361.8	25,762.2	20.6%
Public/Institutional	121.0	285.5	136.0%	13,341.7	20,061.5	50.4%
Trans/Utilities	28.0	29.8	6.4%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.0	82.1	—	1,460.2	32,089.7	2097.6%
Undeveloped	515.7	453.1	-12.1%	120,734.2	91,366.6	-24.3%
Agricultural	0.0	0.0	—	5,751.2	10,017.4	74.2%
Open Water	0.0	22.2	—	1,226.7	13,905.4	1033.6%
Roads	1,168.9	1,168.9	0.0%	56,559.1	56,559.1	0.0%
No Data	202.6	14.4	-92.9%	52,355.0	4,472.8	-91.5%

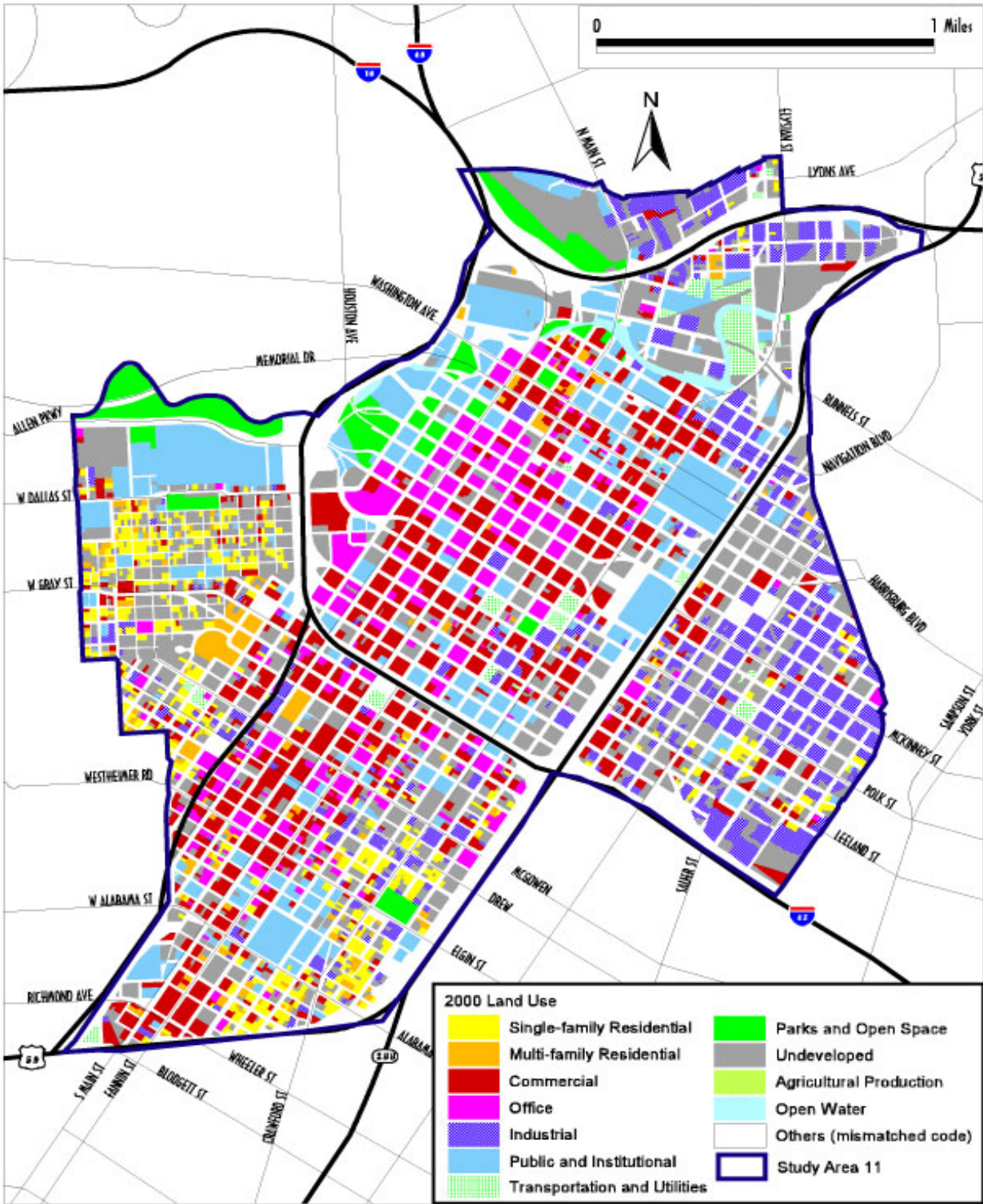
Figure 5.11.6. Study Area 11 Land Use

Source: City of Houston GIS



Source: City of Houston GIS

Study Area 11



Map 5.11.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 11 Land Use Patterns

new commercial growth moved into midtown along Louisiana and South Main.

Industrial uses cover 7.5% of the Study Area. Industrial uses are concentrated to the east of Downtown near US 59, and in the north along I-45. These uses have decreased as land was vacated or converted to new uses that take advantage of the changing nature of the area.

Public institutional uses cover 10.1% of the Study Area. These uses have increased by 136% from 121 acres in 1990. This growth was due mainly because of several large institutional projects in the Downtown area, including the baseball stadium, the Harris County Administration Building and Jail, the Houston Center for the Performing Arts, the South Texas College of Law Library, Saint Joseph Hospital new care facility and a Harris County new correctional facility. Many of these buildings were built on previously vacant land.

Transportation and utilities cover 1.1% of the land with a concentration in northern Downtown along the Buffalo Bayou connected to a large rail yard.

Parks and Open Spaces now make up about 4% of the total area. Parks have grown along Buffalo Bayou, and in eastern Downtown, usually in land that was vacant in 1990. One new park was created in Midtown, between Elgin and Crawford, and another on West Dallas.

Vacant and undeveloped land makes up 16% of the total Study Area. Large tracks of vacant land are located north of Downtown, and small vacant lots are scattered all over the Study Area. Vacant land has decreased by 12.1% from 516 acres in 1990. Part of the decrease is due to development of parks and open space and public and institutional uses.

Roads and right of ways make up about 41% of the Study Area, much higher than the city-wide figure (14.9%). This is explained by the fact that this is the most urbanized part of the city and includes the street grid of Downtown and Midtown.

Study Area 11 2000 Basic Demographics *

Table 5.11.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood			Study Area 11 Total
	Fourth Ward #60	Downtown #61	Midtown #62	
Total Population	1,740	12,407	5,311	19,458
White	6.7%	34.1%	45.9%	34.8%
Black	36.7%	41.0%	17.9%	34.3%
Hispanic	53.6%	23.1%	28.1%	27.2%
Asian**	2.2%	1.4%	6.2%	2.7%
Other	0.8%	0.5%	2.0%	0.9%
Educational Attainment				
Persons 25 years and over	1,053	8,911	3,838	13,803
No High School Diploma	51.4%	30.5%	25.4%	35.7%
High School Diploma & higher	48.6%	69.5%	74.6%	64.3%
Household Income				
Total Households	687	1,501	2,149	4,338
Below \$25,000	49.8%	50.4%	25.1%	41.8%
Above \$25,000	50.2%	49.6%	74.9%	58.2%
Labor Force				
Persons 16 and over	888	2,004	3,522	6,415
Employed	87.8%	81.1%	90.6%	86.5%
Unemployed	12.2%	18.9%	9.4%	13.5%
Housing				
Total Occupied Units	590	1,385	2,326	4,301
Owner Occupied	6.3%	5.4%	21.8%	11.2%
Renter Occupied	93.7%	94.6%	78.2%	88.8%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.

** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander